

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JUNE 22, 2010, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jay Ogle
Kevin McClure
Jerry Clark

MEMBERS ABSENT

Keith Whaley
Bill Howell

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Helen Wright, Greg Ward, Pete Smith, Yuri Hawley, Guy Wantiez, Mimi Kulp, others.

Jim Gass - City Attorney
State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting May 25, 2010 were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Smoky Mountain Harley Davidson – Free food and drinks to the Latin America Motorcycle Association, Saturday, July 24th, 2010, 12-5 pm, 105 Walden's Main Street, Steve Ownby/Helen Wright.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Young made a motion to approve the request.
Commissioner Howell seconded and all voted in favor.

2. 13th Annual Smoky Mountain Trout Tournament, Saturday, September 25th and Sunday, September 26th, 2010 (Fall), and Saturday, April 2 and Sunday, April 3, 2011, (Spring), Greg Ward.

Mr. Ward was present.

STAFF RECOMMENDATION

City Planner Taylor stated that the event had been held in the past. However, staff and other city department felt that this event need to provide proof of liability insurance, a bond for the park, and obtain a business license like other special events on City property. Staff recommended in favor of the request with these conditions.

ACTION TAKEN

Commissioner Howell made a motion to approve the request subject to the requirements of the Planning Staff. Commissioner Ogle seconded and all voted in favor

3. Smoky Mountain Resorts – Smoky Mountain Civil War and Relic Show Treasure Hunt, 4010 Parkway, Saturday, August 28th and Sunday, August 29th, 2010, Pete Smith.

Mr. Smith was present.

STAFF RECOMMENDATION

City Planner Taylor stated that the request is in order. Since there will be cannons shot every hour at the event Mr. Smith is working with Fire Inspector Roger Price to make sure that the black powder is being used safely. Music that will be played at the event will require a sound permit.

ACTION TAKEN

Commissioner Clark made a motion to approve the request subject to the requirements of the Planning Staff. Commissioner Young seconded and all voted in favor.

4. Eastern Tennessee Alzheimer's Association – 2010 Smoky Mountain Memory Walk, Saturday, October 16th 2010, Pigeon Forge High School, Kay Watson.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

Commissioner Young made a motion to approve the event. Commissioner Howell seconded and all voted in favor.

5. Wahoo Vacation Club, Request for a Temporary Use Permit (OPC Location), Settlers Village – 3526 Parkway, Bob Weishaupt.

Bob Weishaupt was not present.

STAFF RECOMMENDATION

City Planner Taylor stated that this request originated from a complaint of an unapproved OPC being operated at the location. The complaint also stated that the sales people from the booth were approaching parked car, which is against city ordinance and they were selling tickets without a business license. When staff investigated, in addition to that already mentioned, a Stretch Hummer with large signs (of the business) painted on both sides was parked there. This is against the zoning ordinance. Mr. Taylor reported that the Hummer is still there, although it has been requested to be moved. He reported that staff and the police department shut down the unapproved OPC and the applicant was informed of the process and this meeting. In addition, staff could not recommend the proposed booth location, since it is shown blocking an exit. Commission Howell felt that considering everything the OPC should not be approved. He also asked City Attorney Gass if the PC could recommend that action could be taken for the ongoing violations. Mr. Gass stated that he could get together with the City Manager and seek injunctive relief for the continued violations. That they could be cited everyday until they cease them.

ACTION TAKEN

Commissioner Howell made a motion to deny the request and recommend that the City seek injunctive relief for the continued violations. Commissioner Clark seconded and all voted in favor.

6. Great Smoky Mountain Church of Christ – Vacation Bible School, Friday, August 6th and Saturday, August 7th, 2010, 3078 Veterans Boulevard, Mark Haynes.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioner Young seconded and all voted in favor.

D. SITE PLANS

1. Auto Zone, Site Plan, 330 Wears Valley Road, Zack Hicks.

Yuri Hawley was representing the request.

STAFF RECOMMENDATION

Staff stated that the site plan was in order. There are wetlands on the property and the owner is working with TDEC and Army of Engineers to mitigate the development impacts, which will need to be finalized before construction begins. Staff recommended in favor.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Clark seconded and all voted in favor.

2. Dollywood – Site Plan, 1020 Dollywood Lane, Edwina Merritt, Vision.

Mr. Wantiez was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Howard made a motion to approve the site plan.
Commissioner Clark seconded and all voted in favor.

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

1. Proposed amendment to Section 407.3.1 of the zoning text for PUD - General Requirements, David Taylor.

STAFF RECOMMENDATION

City Planner Taylor stated our current regulations require that a PUD have a 25, 15, or 10 foot setback, in a commercial district, yet uses approved under site plan requirements could have as little as a zero setback. Staff is working on simplifying this section of the zoning text, by eliminating recent amendments that conflict with other sections of the zoning ordinance. Staff proposes using the flexibility of the PUD (already spelled out for PUDs) to vary the setbacks in commercial zones. However, staff felt it was important to keep the 25 foot setback when a PUD abuts a residential zone and have added a statement to that effect.

ACTION TAKEN

Commissioner Howell made a motion recommend the proposed amendment to the City Council. Commissioner Ogle seconded and all voted in favor.

2 Discussion of Preliminary Work Plan 2010-2011 by Local Planning, Bart Hose.

STAFF RECOMMENDATION

Mr. Hose explained the yearly report will be presented at next months meeting. He explained that he met with City Staff and looked at the direction the city wants to go in this coming year. He asked the PC for any thoughts. He stated Veterans Blvd/Wears Valley Road zoning changes and ridgetop development are two of the current priorities for the City. Chairman Bradley wondered if some of the discussion on these topics and training could be during PC meetings.

ACTION TAKEN

6/22/10

No action was necessary.

The meeting was adjourned at 3:50 p.m.

Bill Bradley, Chairman

Attest:_____